

5-643 Landscaping Standards for Specific Uses. The following exterior lighting and noise landscaping, buffering, and screening standards shall apply to specific uses in this section when they are expressly referenced in the standards for the specific use.

- (A) **Landscaping/Buffering/Screening in Setbacks or Yards Adjacent to Certain Sized Lots.** A minimum of the first 50 feet of setback or yard area adjacent to any existing lot four (4) three acres or less in size that contains a house within 300 feet of the adjacent property line shall be landscaped and screened with solid fencing and/or landscaped area that provides year-round screening and is equivalent to a Type Three (3) Buffer Yard (Section 5-1400). The Zoning Administrator may waive, reduce and/or modify these planting requirement if in his/her opinion the The use of natural topography, vegetation, and trees that provides screening at the density, depth and height of the Type Three (3) Buffer Yard shall be credited towards this Type Three (3) Buffer Yard requirement in accordance with Section 5-1409(E).
- (1) In the A-3, A-10, AR-1, AR-2, RR-1 and RR-2 zoning districts, the Zoning Administrator may permit the required buffer to surround the proposed use, rather than to be located on the property line.
- (B) **Screening of Parking Areas.** Parking areas shall be provided with 1 canopy tree per each 10 parking or 2 loading spaces ~~Yards, berms, vegetative screening, fences or walls shall be provided to buffer adjacent properties and public streets from~~ for off-street parking areas and service areas for loading and unloading. The Zoning Administrator may waive, reduce and/or modify these tree planting requirements if in his/her opinion the topography or existing vegetation adequately screens such parking areas from adjacent properties.
- (C) **Screening of Outdoor Storage and Storage Yards.** Outdoor storage and storage yards shall be screened to minimize visibility from view from adjacent public roads and adjacent single family detached uses by six (6) canopy trees per one hundred (100) lineal feet of perimeter of storage area.
- (D) **Use of Native Species.** Vegetative materials used to meet the landscaping and buffering requirements of this section shall consist of a minimum of 90% native species. Listings of native shrubs and trees appropriate for the region type are found Chapter 7 of the Facilities Standards Manual.